



**Meeting of the Prosper
Economic Development Corporation**
121 West Broadway Street
Prosper, Texas 75078
Monday, November 10, 2025, 6:00 P.M.

Call to Order and Announce a Quorum is Present

Board President Chad Gilliland called the meeting to order at 6:00 P.M. Board Vice President Don Perry, Board Treasurer Ray Smith, board Secretary Jeff Yates, and board members Grant Mendeljian, and Mayor David F. Bristol, were present. Board member Chris Kern was not in attendance. Sr. Economic Development Specialist Susanne Barney was present. Prosper citizens Ahammad Mahammad, Jimit Patel, Tony Vinson, and Erik Paulino, and council woman Amy Bartley. Also in attendance were Town Staff Robyn Battle, Executive Director and Todd Rice, Director of Community Engagement and Experiences.

1. Comments from Citizens

Jimit Patel he is interested in launching a new business at 207 N Coleman St. to help bring in more people to the downtown area of Prosper.

Mr. Mahammad, Artmac Soft, LLC. stated that he is wanting to work with the town of Prosper, Prosper EDC and ISD to create a “roadmap for growth” to make Prosper an IT/AI hub. He provided a handout outlining this process. He would like to hold road shows, engage social media to have a strong visibility. His goal is to attract businesses that want to upgrade to AI and he would like to hold an annual AI summit.

Erik Paulino and Tony Vinson representing Ground Control Park introduced themselves and stated that Prosper will be the fourth location for the park. It is a family owned-operated operation. It is a four-acre property and will house a 40,000 sq. ft. structure. Their original budget has increased substantially. They were invited by the board to come back for an executive session discussion.

2. Consider and Act on Approval of Minutes from October 20, 2025.

David Bristol made a motion to approve the minutes as presented. The motion was seconded by Ray Smith and approved 6-0 by all board members present.

3. Consider and Act on approval of PEDC Financial Report for the month of October 2025. Take any additional action necessary.

There were no financial reports due to the timing of the board meeting.

4. New Businesses Update.

The board received a list of the newest businesses receiving their COs in Prosper, Tx.

5. Confirm or Change the Next PEDC Board Meeting scheduled for Monday, December 15, 2025.

The next board meeting is confirmed to be held on Monday, December 15, 2025.

6. Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

- *Section 551.087 – To discuss and consider economic development negotiations to deliberate commercial and financial information and economic incentives related thereto.*
- *Section 551.072 – To discuss and consider purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.*
- *Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.*

- *Section 551.074 – To discuss and consider personnel matters related to the executive director and all matters incident and related thereto.*

Board President Chad Gilliland recessed the regular meeting at 6:26 P.M.

Board President Chad Gilliland called the meeting into Closed Executive Session at 6:27 P.M.

The PEDC Board met in Closed Executive Session from 6:27 P.M. to 8:36 P.M.

7. Reconvene into Open Session and Take Any Action Necessary as a Result of Closed Session Deliberations.

Board President Chad Gilliland reconvened the meeting into Open Session at 8:36 P.M.

Jeff Yates made a motion to modify the incentive agreement with Good Old Fashion Entertainment, LLC. (1902 & Mary Ann's) as discussed in executive session. The motion was seconded by Don Perry and approved 6-0 by all board members present.

David Bristol made a motion to engage Affion Group to conduct a search for a new executive director as discussed in executive session. The motion was seconded by Ray Smith and approved 6-0 by all board members present.

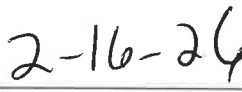
David Bristol made a motion to add Grant Mendeljian to the real estate committee as discussed in executive session. The motion was seconded by Chad Gilliland and approved 6-0 by all board members present.

8. Adjourn

Ray Smith made a motion to adjourn. The motion was seconded by Chad Gilliland and approved 6-0 by all board members present. The PEDC board meeting adjourned at 8:38 P.M.



Jeff Yates – Secretary



Date